

# TO LET

029 2037 8921



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28 Park Place, Cardiff CF10 3BA

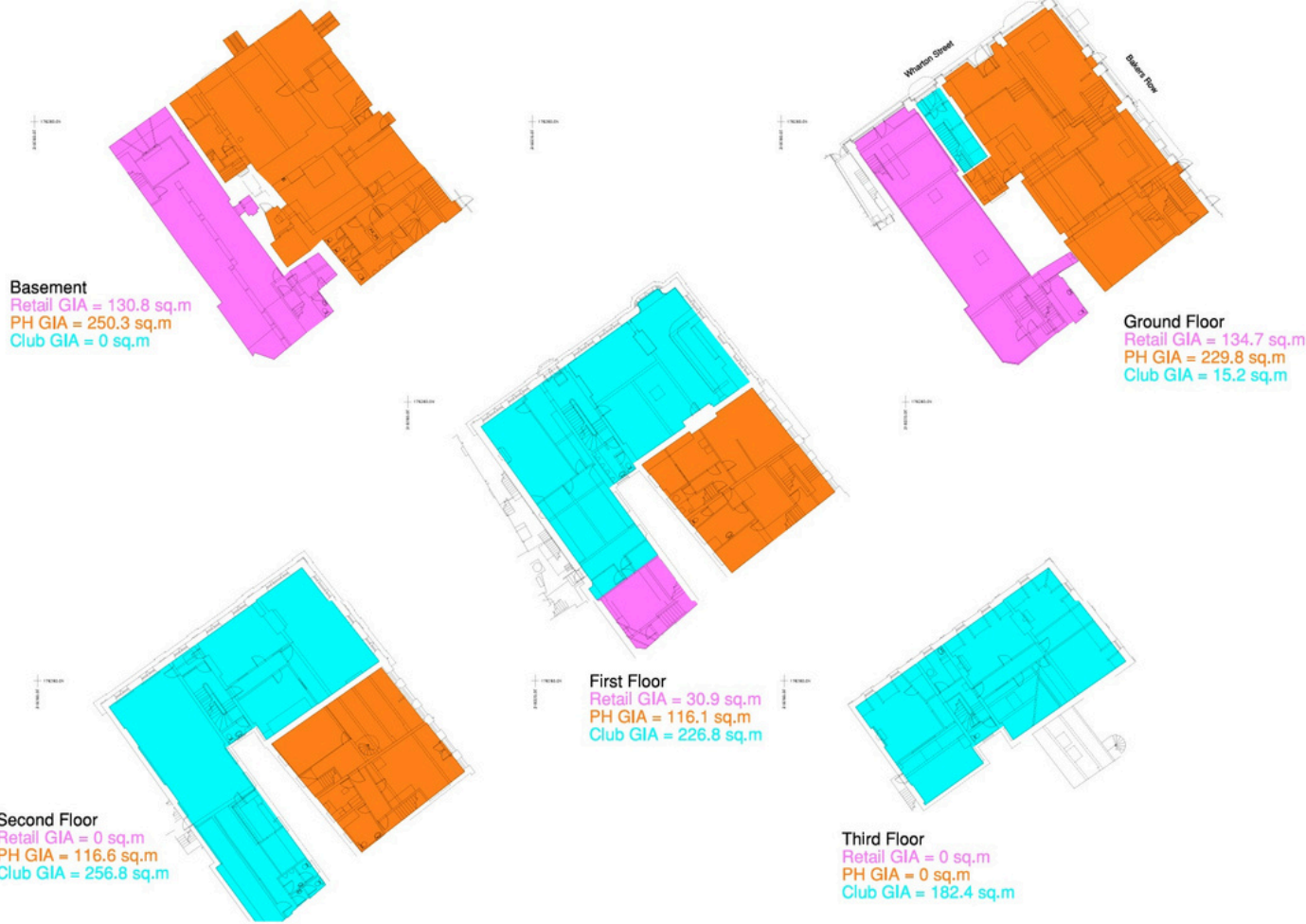


GRADE II LISTED BUILDING IN PRIME LOCATION OFFERING FLEXIBLE SPACE



## Fletcher Morgan

Upper Floors, Westminster Chambers,  
Wharton Street, Cardiff CF10 1AG



Subject property areas shaded in blue







## Location

The property is located on Wharton Street, in the heart of Cardiff City Centre. The immediate area is home to operators such as Mugshot, Glassworks and the building is opposite the new Howells development which will include circa 30,000 sqft of retail and F&B.

The subject property is situated a short walk from Principality Stadium (74,500 capacity), Cardiff Castle, Cardiff International Arena, Cardiff Arms Park and St David's Shopping Centres.

Cardiff regularly attracts 20 million visitors per year.

## Description

The subject property is Grade II Listed and comprises accommodation over 3 upper floors, with a designated ground floor entrance. The property was formerly used as a members club and benefits from the following:

- Bar area with separate dining rooms
- Kitchen with extraction
- Multiple toilets
- Top floor flat in shell condition

The owners are willing to work with a prospective tenant on a new design and layout to suit the intended use.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

<b>Ground Floor Entrance</b>	<b>164 sq.ft.</b>	<b>  15.2 sq.m.</b>
<b>First Floor</b>	<b>2,440 sq.ft.</b>	<b>  226.6 sq.m.</b>
<b>Second Floor</b>	<b>2,795 sq.ft.</b>	<b>  259.6 sq.m.</b>
<b>Third Floor</b>	<b>1,963 sq.ft.</b>	<b>  182.5 sq.m.</b>
<b>Total</b>	<b>7,362 sq.ft.</b>	<b>  683.8 sq.m.</b>

## The space is flexible to suit requirements.

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £11,000 | Rates Payable = £5,522**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Tenure

The subject property is available on a new Full Repairing and Insuring lease, terms to be agreed.

## Rent

On application

## Energy Performance Certificate

On application

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## What3Words

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Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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